

# UNOFFICIAL COPY

H76250  
WARRANTY DEED  
Statutory (ILLINOIS)  
TENANTS BY THE ENTIRETY



Doc# 1635729029 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2016 11:47 AM PG: 1 OF 2

Above Space for Recorder's use only

THIS AGREEMENT, made this 6TH day of DECEMBER, 2016 between NMZ PROPERTIES LLC, an Illinois Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Illinois, with its principal office located at 115 S. Busse Road, Mt. Prospect, IL 60056, and KENNETH J. BEIN and SHANNON M. BEIN, husband and wife, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY of 4448 W. 123, Alsip, IL 60803, in the County of Cook and the State of Illinois, as GRANTEE(S), WITNESSETH that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Members of said GRANTOR, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S) FOREVER, all of the following described real estate situated in the County of COOK in the State of ILLINOIS, to wit:

**LOT 2 IN ROMANIAK'S RESUBDIVISION OF LOT 16, BLOCK 1 IN CICERO AVENUE ACRES 1ST SUBDIVISION OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND NORTH 30 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 24-28-204-020-0000

Property Address: 11927 S. LARAMIE AVENUE, ALSIP, IL 60303

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, reits, issues and profits thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD FOREVER said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth below:

**SUBJECT TO: (1) All instruments, Covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations and easements of record. (2) General real estate taxes for the tax year 2016 and subsequent years.**

CCRD REVIEWER 

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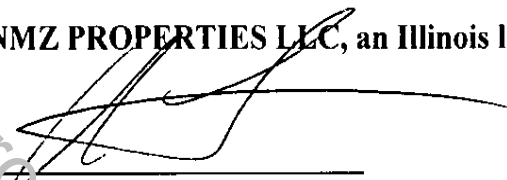
Warranty Deed



Page 2

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Members the day and year first above written.

**GRANTOR: NMZ PROPERTIES LLC, an Illinois limited liability company,**

By:   
Nick Tsambarlis, Member

REAL ESTATE TRANSFER TAX		22-Dec-2016	
		COUNTY:	110.00
		ILLINOIS:	220.00
		TOTAL:	330.00
24-28-204-020-0000		20161201688700	1-257-453-760

State of ILLINOIS

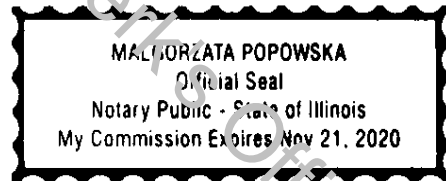
County of COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Nick Tsambarlis** personally known to me to be a **Member** of **NMZ PROPERTIES LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as **Member**, he signed, sealed and delivered the said instrument pursuant to authority given by the **Members** of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of **NMZ PROPERTIES LLC**, an Illinois limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of DECEMBER, 2016.

Commission expires 11/21, 2020

  
NOTARY PUBLIC



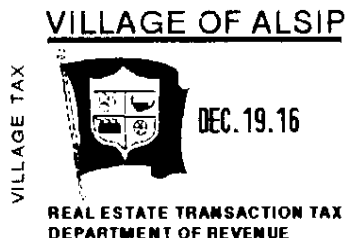
This Instrument was prepared by: Stanley J. Czaja, Attorney at Law, 7521 N. Milwaukee Avenue, Niles, IL 60714

**MAIL RECORDED DEED TO:**

**SEND SUBSEQUENT TAX BILL TO:**

Shannon M Bain  
11927 S. Laramie Ave  
Alsip, IL 60803

Shannon M Bain  
11927 S. Laramie Ave  
Alsip, IL 60803



# 0000001859	REAL ESTATE TRANSFER TAX
	00770.00
	FP326706